

# RETAIL FOR LEASE, UNITS #102 & 108 DESERT SKY PLAZA 15617-15683 ROY ROGERS DR.

Victorville, CA 92394



## ECONOMIC DATA

**LEASE RATE:** \$2.35 SF/mo (NNN)  
**NNN:** \$1.05/SF NNN

## PROPERTY INFORMATION

**COUNTY:** San Bernardino  
**MARKET:** Inland Empire

## BUILDING DATA

**ZONING:** Commercial C-2

## LISTING DATA

**AVAILABLE SF:** 920 - 1,080 SF

## PROPERTY OVERVIEW

Available units 102, with  $\pm 960$  SF and 108, with  $\pm 1080$  SF.  
These units provide flexible options to suit a variety of business needs and sizes.

Major anchors including Home Depot, America's Tire, Farmer Boys, and Starbucks, drawing a steady stream of shoppers and visitors to the plaza

A diverse mix of tenants occupying inline spaces, featuring popular names such as Wing Stop, Jamba Juice, Waba Grill, Bank of America, Verizon, and Supercut's, among others

Exceptional average daily trips of over 31,000 on Roy Rogers Drive and more than 80,000 at the freeway offramp, ensuring maximum exposure and foot traffic for businesses located within the plaza

Strategically positioned within Victorville's bustling commercial district, providing businesses with prime visibility and access to a thriving consumer market

Whether you're looking to join established national brands or carve out your niche among a diverse array of tenants, Desert Sky Plaza offers the perfect platform to showcase your business and attract customers. Take advantage of this prime location and discover the ease of access and visibility that your business needs to succeed in today's competitive retail landscape.

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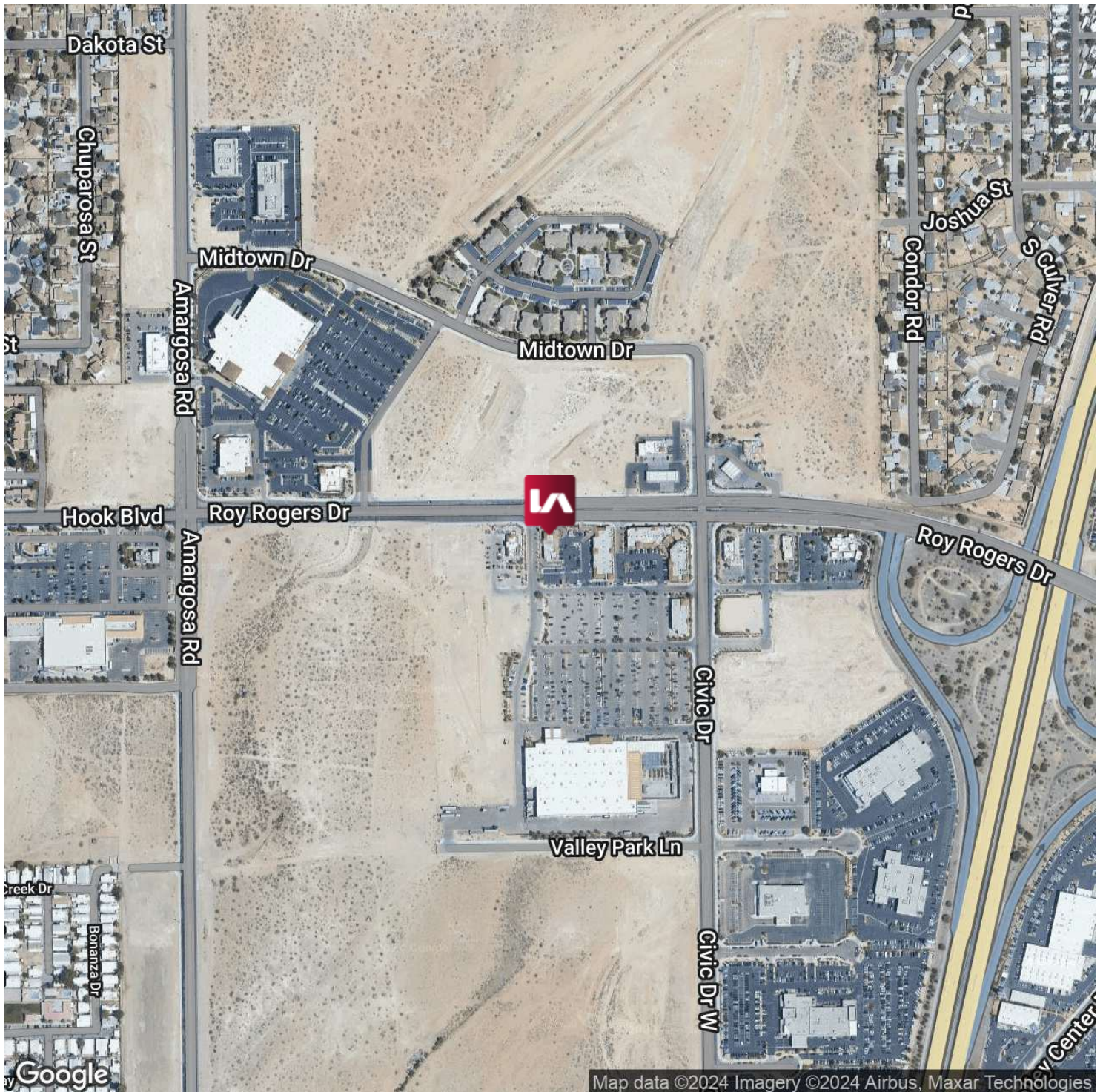
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,657	72,552	151,755
Median age	29.5	30.0	31.9
Median age (Male)	30.5	27.6	30.0
Median age (Female)	28.2	31.2	33.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,356	22,033	46,260
# of persons per HH	2.9	3.3	3.3
Average HH income	\$90,846	\$68,584	\$70,463
Average house value	\$148,191	\$195,377	\$230,000

*\* Demographic data derived from 2020 ACS - US Census*

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**LEASE TYPE** | NNN    **TOTAL SPACE** | 920 - 1,080 SF    **LEASE TERM** | 60 months    **LEASE RATE** | \$2.35 SF/month



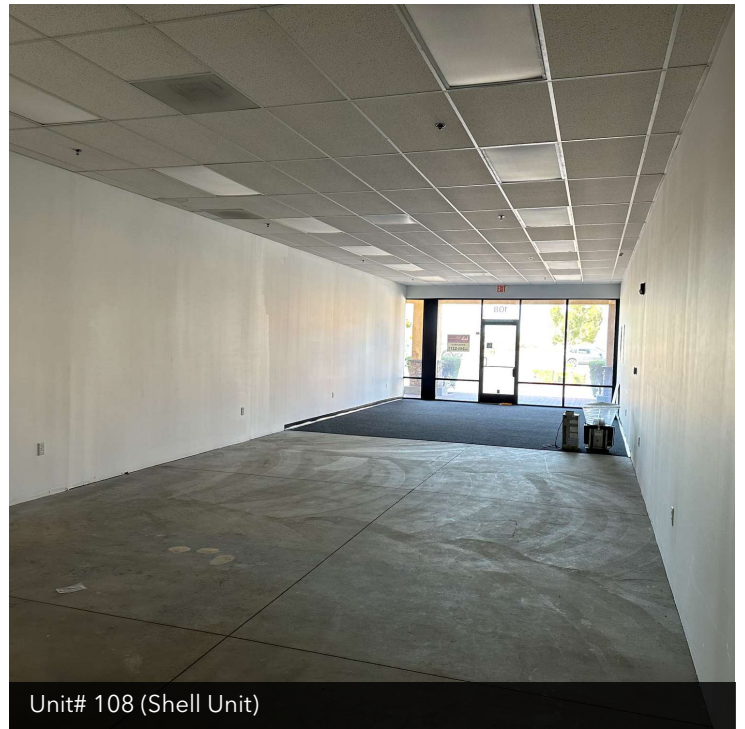
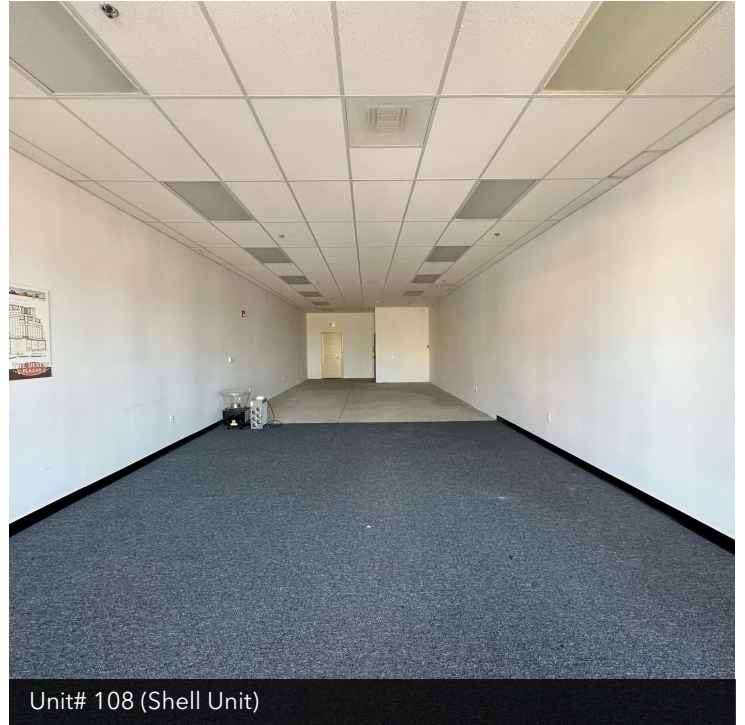
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
15667 - #108	Available	1,080 SF	NNN	\$2.35 SF/month
15617 - #102	Available	920 SF	NNN	\$2.35 SF/month

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